

FINAL PLAT

3/17/09

The surveyor is responsible for verifying and accurately depicting the location and dimensions of property lines, rights-of-way, and easements. The City may require additional information as needed. For preparation information, see description sheet #1, *Standards for Plans and Drawings*. If there are any questions concerning your application submittal, please visit or call the Permit Center (425-452-6800) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Assistance for the hearing impaired: Dial 711 (Telecommunications Relay Service).

A Plat is defined as a Land Boundary Survey (W.A.C. 332-130) and must be prepared by a professional land surveyor registered in the State of Washington, using these standards:

1. All land surveys submitted for land use approval shall be rotated in the *Washington Coordinate System NSD83 (NSRS 2007) – North Zone*, and noted accordingly as the Basis of Bearings on the mapping.
2. All lot corners shall be monumented and field tied to at least two (2) City of Bellevue Survey Control network monuments. Survey Control Data Cards are available on-line, or from the survey staff (425-452-4385).
3. Permanent pipe monuments shall be set at all street centerline intersections, curve tangent points and cul-de-sac radius points. Said pipe monuments shall be a Bertsen A130 Aluminum Standard Monument (30" long), or equivalent, together with standard iron casting case and cover. These materials and specifications are shown in City of Bellevue Standard Drawing DEV-12 (Cap Detail B).
4. Final Plat drawings must be prepared on the City of Bellevue drawing title block. AutoCAD compatible drawing files are available on-line, or from the survey staff (425-452-4385).

A Plat is a **recorded** survey and must comply with all requirements of R.C.W. 58.09 (Survey Recording Act) and W.A.C. 332-130-050 (Survey Map Requirements). The following additional items shall also be included:

1. Legal description(s) of the parcels to be subdivided, verbatim from a current title report.
2. All existing lots, tracts, parcels, right-of-ways, and easements shown in light or medium line weights using various dashed line types.
3. Recording numbers and brief description of any easements, maintenance agreements, covenants, restrictions, etc. affecting the subject property.
4. Final lots shown with heavy line weights and solid lines, with lot designations and areas in square feet.
5. Sufficient geometry to accurately locate all lots, tracts, parcels, and easements.
6. Specific identification on the plat of the intended use and ownership for each auxiliary tract or easement.
7. Street names as approved by the City.
8. Owner's Certificate and Dedication signed and acknowledged before a notary public by all parties having any ownership interest in the lands to be short subdivided. **All stamps and signatures must be in permanent black ink.**

(OVER)

Owner's Certificate and Dedication:

KNOW ALL PEOPLE BY THESE PRESENTS that we, the undersigned owners of interest in the land hereby subdivided, declare this plat to be the graphic representation of the subdivision made hereby and dedicate to the public forever all streets and avenues not shown as private. We dedicate the use for all public purposes not inconsistent with public highway purposes and also the right to make all necessary slopes for cuts and fills upon the lots shown in the reasonable grading of said streets and avenues. We further dedicate to the use of the public all the easements and tracts shown on this plat for all public purposes as indicated, including but not limited to parks, open space, utilities, and drainage unless such easements or tracts are specifically identified on this plat as being dedicated or conveyed to a person or entity other than the public, in which case we dedicate such streets, easements, or tracts to the person or entity identified and for the purpose stated.

Further, we waive for ourselves, our heirs and assigns, and any person or entity deriving title from the undersigned any and all claims for damages against the City of Bellevue and its successors and assigns which may be occasioned to the adjacent lands of this subdivision by the establishment, construction, or maintenance of roads and/or drainage systems within this subdivision.

This subdivision, dedication, and waiver of claims are made with the free consent and in accordance with our desires.

In witness whereof we set our hands and seals:

Owner's / Officer's Name
Corporate Title

Acknowledgement:

STATE OF WASHINGTON }
COUNTY OF KING } ss

On this day personally appeared before me **Officer's Name**, to me known to be the **Corporate Title** of **Corporation**, the corporation described in the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation for the uses and purposes therein mentioned, and on oath stated that he/she was authorized to execute the said instrument on behalf of the corporation.

GIVEN under my hand and official seal this ____ day of _____, 20.

Notary Public in and for the State of Washington
My commission expires _____.